



## Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the May 4, 2022 APC Meeting

*Presented for approval: May 16, 2022*

Westfield-Washington Township Advisory Plan Commission  
met at 7:00 p.m. on Wednesday, May 04, 2022 at Westfield City Hall.

*Active links for this meeting:*

[May 04, 2022 APC Agenda & Exhibits](#)

[May 04, 2022 YouTube Video](#)

### **OPENING OF MEETING**

[YouTube Time: 0:22](#)

#### **Roll Call**

**Commissioners Members Present In-Person:** Kristen Burkman, Ginny Kelleher, Robert Horkay, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

**Commissioners Present Virtually:** None

**Commissioners Absent:** Matt Deck and Mike Johns.

**City Staff Present In-Person:** Kevin Todd, Director; Pam Howard, Assistant Director; Rachel Riemenschneider, Associate Planner; and Wes Rogers, Associate Planner.

**City Staff Present Virtually:** None.

**Legal Counsel Present Virtually:** Beth Copeland with Taft Stettinius & Hollister LLP.

### **APPROVAL OF MINUTES**

Schmitz motioned to approve the April 18, 2021 Minutes as presented.

Maue seconded. Motion passed. Vote 7-0.

### **REVIEW RULES AND PROCEDURES**

Howard reviewed APC rules and procedures.

### **CONSENT AGENDA ITEMS**

#### **2205-DDP-14**

[YouTube Time: 4:30](#)

##### **Valvoline**

*3403 East State Road 32*

Valvoline Instant Oil Change by Weihe Engineers requests Detailed Development Plan review for a 3,275 SF commercial building on 1.3 acres +/- in the Oak Manor PUD District.

*(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)*

Schmitz motioned to approve the Consent Agenda with Staff's recommended conditions.

Burkman seconded. Motion passed. Vote 7-0.

### **ITEMS OF BUSINESS**

#### **2111-PUD-27**

[YouTube Time: 5:09](#)

##### **TowneRun PUD**

*Northwest corner of Towne Rd & West 146th Street*

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

*(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)*

Staff presentation / Petitioner presentation / APC comments / Petitioner responses.

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*Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)*

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Kelleher motioned to continue 2111-PUD-27 to a future APC meeting.  
Schmitz seconded. Motion passed. Vote 7-0.

### **2203-ODP-03 & 2203-SPP-04**

[YouTube Time: 1:17:01](#)

#### **Harvest Trail**

*Generally, at 300 East 191<sup>st</sup> Street*

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat approval of 309 Single-family residential Lots and three (3) blocks on 157.53 acres +/- in the Woods-Robinson-Briggs PUD District.

*(Planner: Daine Crabtree- dcrabtree@westfield.in.gov) (Presented by Kevin Todd- ktodd@westfield.in.gov)*

Staff presentation / APC comments / Petitioner responses.

Kelleher motioned to approve 2203-ODP-03 & 2203-SPP-04 with Staff's recommended conditions.  
McCarty seconded. Motion passed. Vote 7-0.

### **2203-ODP-04 & 2203-SPP-04**

[YouTube Time: 1:23:51](#)

#### **Lantern Commons**

*Northwest corner of east 161st Street and south Union Street*

Front Street Partners, LLC by Church Church Hittle + Antrim requests Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.

*(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)*

Staff presentation / APC comments / Petitioner responses.

Schmitz motioned to approve \*2203-ODP-04 & 2203-SPP-04 with Staff's recommended conditions.  
Maue seconded. Motion passed. Vote 7-0.

*\*The numbers Schmitz read at the meeting were incorrect. The correct numbers are included in these minutes.*

### **2204-PUD-08**

[YouTube Time: 1:28:43](#)

#### **Grand Park Village PUD Amendment IV**

*North of Grand Park Boulevard and Wheeler Road*

TWG Development, LLC by Nelson & Frankenberger, LLC requests an amendment to the Grand Park Village PUD to modify development standards on 12 acres+/-.

*(Planner: Daine Crabtree- dcrabtree@westfield.in.gov) (Presented by Kevin Todd- ktodd@westfield.in.gov)*

Staff presentation / Petitioner presentation / APC comments / Petitioner responses.

Maue motioned to forward 2204-PUD-08 to the City Council with a favorable recommendation subject to commitments discussed.

Schmitz seconded. Motion passed. Vote 6-1. (McCarty)

## **PUBLIC HEARING ITEMS**

### **2205-PUD-09 [PUBLIC HEARING]**

[YouTube Time: 2:07:21](#)

#### **iBeach31 at Grand Park PUD**

*724 East 181st Street*

iBeach31, LLC by Church Church Hittle + Antrim request a change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development District to the iBeach 31 at Grand Park Planned Unit Development (PUD) District.

*(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)*

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Staff presentation / Petitioner presentation.

Public Hearing for 2205-PUD-09 opened at 9:13 p.m.

- No public comments.

Public Hearing for 2205-PUD-09 closed at 9:15 p.m.

APC comments / Petitioner responses.

### **2205-PUD-10 [PUBLIC HEARING]**

[\*YouTube Time: 2:40:25\*](#)

#### **Chatham Hills PUD Amendment IX**

*859 Chatham Ridge Lane*

Tracy L. Haddad Trust by Church, Church, Hittle & Antrim requests an amendment to the Architectural and Landscaping Standards for two (2) proposed residential estate-style lots in the Chatham Hills PUD District.

(Planner: Weston Rogers - [wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov))

Staff presentation / Petitioner presentation.

Public Hearing for 2205-PUD-10 opened at 9:43 p.m.

- No public comments.

Public Hearing for 2205-PUD-10 closed at 9:45 p.m.

APC comments.

### **ITEMS CONTINUED TO A FUTURE MEETING**

#### **2008-PUD-09 [CONTINUED]**

##### **Northpoint II PUD**

*North side of SR 38 between Anthony Road and Hinkle Road*

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

#### **2108-PUD-21 [CONTINUED]**

##### **Grand Millennium Center PUD Amendment I**

*North of David Brown Drive, East and West of Westfield Blvd*

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

#### **2112-ODP-26 [CONTINUED]**

##### **Southpark Industrial**

*16465 Southpark Drive*

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))

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## **2203-PUD-05 [CONTINUED]**

### **Towns at Union PUD**

*East of and adjacent to Union Street and south of David Brown Drive*

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.

*(Planner: Caleb Ernest - cernest@westfield.in.gov)*

## **2204-PUD-07 [CONTINUED]**

### **Osborne Trails PUD Amendment V**

*West side of Horton Rd & North of 191<sup>st</sup> Street*

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests an amendment to the Woods-Robinson-Briggs PUD on 157.53 acres +/- to modify development standards.

*(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)*

## **REPORTS/COMMENTS:**

[YouTube Time: 2:46:51](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

## **ADJOURNMENT**

Schmitz motioned to adjourn the meeting. Spoljaric seconded. Motion passed. Vote 7-0.

The meeting adjourned at 9:57 p.m.

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## **Signature Page for APC Minutes for May 04, 2022**

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Robert Horkay, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary